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A
DISCOURSE
SHEWING THE
GREAT ADVANTAGES
THAT
New-Buildings,
And the Enlarging of
Towns and Cities
Do bring to a NATION.



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There is nothing that is more the Interest of the Prince, or Governours; or which conduceth more to the present Prosperity, or future greatness of a Nation, then to encourage the Builders of Houses; And yet by a general mistake, nothing of late hath been thought more prejudicial and destructive to it; The reason of this great mistake, seems to arise from those two Calamities that fell on this Nation one year after another (*viz*) the Plague, and Fire of London; For by the first, 200000 people dying in one year, the fall of Rents of the Land was occasioned; Corn, Meat, and Wooll, that was wont to Feed and Cloath these 200000 persons, now wanting Vent, occasioned the Market to fall, for the price of the Land must follow the Price of its Commodities: By the latter, though not an immediate cause; yet the City being re-built faster then the Inhabitants could remove, by reason of Leases and other circumstances that detained them, the fall and loss of Rent in the Houses was occasioned; and thus the Country and City being both losers do (as losers often use to do) lay the fault on their best Friends, and charge there want of Tennants to their Land and Houses on the increase of the New-Buildings in the Suburbs. The first saying, that it drew the People out of the Countrey, and so Depopulated the Countrey: And the latter, that it ruined the City by taking away the Trade of it.

But how great this mistake is, and how unjust these accusations are, will appear by the following discourse.

There are two things that are the common interest of all Princes and Governours in the world, where there is property of Land.

First, to preserve and increase the number of their Subjects, because it is their number that preserve their Dominions, for number is strength; and it is the number of Subjects that makes a Prince great, as well as strong, by which he becomes not only able to defend his own Territories, but to Conquer others.

Secondly, to Encourage all honest ways and Arts, whereby their Poor may earn their Food; their being always more Poor, then ways to imploy them.

For in all Nations where there is property of Land, there is an hundred Poor that have nothing but their Labour to pay for their eating, to one that have either Land, Money, or Goods; for the Maintenance of life. Now if they are not imployed, they cannot pay

pry for their eatings, but are Fed gratis; then the Land that Feeds them yields no profit, so that then it will be the same, as if there had been no property of Land; but if the Poor are imployed, the Prince and Proprietors of the Land are made Rich (that is) are Supplier, and furnished with all things necessary and convenient for the support, ease and pleasure of life, and for the Strength and Glory of a Nation.

The general imployments of the Poor, are the providing of Food, Cloaths, and Lodgings: The providing of Food doth not imploy many hands, for Ten Men are able to manage as much ground, as the product will feed two hundred; In the Clothing of a Nation many hands are imployed, but the greatest number is in providing Houses and conveniencies for their Habitations.

What those Advantages are that accrue to a Nation, by the imploying of the People, in providing of Houses and conveniencies for Habitations, and the dependancies thereon: will appear under these six heads.

First, Increase of Buildings Enrich the People.

2. They add to the Strength of a Nation.

3. They are the Glory of a Nation.

4. They are the advantage of the Prince and Governours, by Increasing their Revenews, and rendring the people more easily Governed.

5. By answering the two great Objections, which are, that New-buildings do impoverish the City, and Depopulate the Countrey.

And Lastly, by proving that the true Cause of the Increase of Buildings is from the blessing of the Creation. *Increase and Multiply*, accompanied with the present Peace and Prosperity of the Government; and to suppress and discourage Builders, is to prevent the growth of a Nation. To Banish the Increase of the People, for want of Houses and Imployments, and by confining the Nation to its Infancy, while their Neighbours are growing to their full strength, is to make it a more easie Conquest to its Enemy.

First, it Enricheth the People by increasing the Arts and ways for the People to live on, for the effects of labour; and Art are Riches, for no man is supposed to imploy his time and labour without profit.

The imployment and Arts belonging to Building are many; as the Bricklayers, Carpenters, Plasterers, Masons, Glasiers, Painters, Smiths, Plummers, and many others; besides great number of day Laborers, that these several Artificers imploy; And all these get a Livelyhood and Profit by their Labour, which otherwise might have been fed by the Parish and Charity of others. Se-

Secondly, the employments that are occasioned by the making and providing the several Materials which those several Artists make use of and the Profit that ariseth by the of selling them; as the Profit that ariseth from the Earth, to make Brick the Profit that is paid for the Timber; for the Stone, for the Iron, for the Lead, by which a great number of People are employed as those that belong to the Quarries, Iron-works, and Mines, all which are the improvements of the Land, and turn to the advantage of the Countrey Gentlemen.

Thirdly, the several Wayes and Arts by which the People are employed, in the furnishing these New built Houses, as the Upholsterer, Pewterer, Brasier, Tin-man, Ironmonger, Potter Turnor, and a great many more Trades, besides the employment of Digging, and Selling the Minerals and Materials which these several Artists use. All which being considered, it will appear that half the Trades, and above half the people in the Nation are employed, and have their dependance on New-Buildings.

Fourthly, the employments that are occasioned by Building, are the best that a People can be employed in, and have the most advantageous effects; because they have this peculiar advantage, that the Market is never over-stockt with the Goods that are made by the employing of these hands, which often happens to all other employments; as in making of Stuff and Cloath, and several other Commodities; by which the prices of the Goods do so much fall, when there is more made then the consumption of the people or Market can take off, that there is greater loss in those Goods that were made before, then what is gained by the employing of the hands in making of new; so that the profit by the Labour of the Poor is lost, and it is much the same thing as if their food had been given them gratis: But this never happens in the Building of new Houses; for the Building of New Houses raises the Rent of the Old ones; and that this is true, appears because in the ends and out-parts of all Cities and Towns Houses are of less value then they are in the middle. Now when Cities and Towns so flourish, that they encourage Builders, so that by the addition of New-buildings, those Houses that were before the ends and Out-parts of the City or Town stand nearer to the middle; then the Rents of those Houses rise in proportion, as they become nearer to the middle of the Town: and this may be seen if we examine the flourishing condition of the City of *London*, within this forty or fifty years by comparing the several, then ends of the Town with its present condition: As to instance in the *Strand*, which within this forty or fifty years was the end of the City; but

but now by the addition of the New-buildings of *Coven-Garden*, *Lincolnes-Inne-Fields*, *Clare-Market*, and those towards *Pickadilly* and *St. James*; the *Strand* is much nearer the middle of the Town, and the Rents of the *Strand* since that time are more then doubled, that is, a House that was then worth but twenty pounds *per Annum*, is now worth fifty; And the same may be observed at the other end of the Town without *Bishops-gate*; For by the addition of New-buildings in *Spittle-Fields*, those Houses without *Bishop-gate* that were worth but twenty pound *per Annum*, are now worth thirty; and so likewise at other ends of the Town, where there has been any addition of New-buildings; the like may be observed: That which further proves this, is, that the greater the Towns are, the Rents of the Houses are the dearer; as the Houses in *Bristol*, *Exeter*, *York*, and other great Towns, are dearer then Houses of the same dimentions in the adjoining Villages; which could not be, if the number of Houses did occasion the cheapness of them.

The reason that the Rents of Houses rise, is from the increase of Trade; and Trade is increased by their number of Inhabitants. Now the Inhabitants cannot be increased without new Houses be built.

The fifth consideration of advantage is from the improvement which the Inhabitants or Traders make by living in those New built Houses: And it was this peculiar happiness and advantage which belongs to the Building and Inlarging of Cities, which made the first Founders of Cities of such Renown, and so much Deified of old: For a Company of Men by only living together, are by the exercise of several Arts and Callings, able to Feed and Cloath themselves; which if the same number of Men lived asunder, must starve, or live upon Charity of others; As for instance, if an hundred several Trades, (*viz.*) a Draper, a Hosier, a Milliner, a Shoemaker, a Mealman, a Butcher, a Baker, a Brewer, &c. The Draper serves the whole Ninety nine with Cloath; and for his Cloath he hath Stockings, Gloves, Shooes, Meal, Meat, and all other conveniences. Thus by the Traffick with those ninety nine, he is Fed, Cloathed, and furnished with all necessarits and conveniences; and so are all the rest Fed and Cloathed, and maintained by the Profit of Exchange one with another. Now if these men had not lived together, they could not have had this Commerce one with another; and having no other way of living, they must either have starved, or been Fed at the charge of others.

Now that it doth enrich the Inhabitants and Traders; it doth appear further by the continuall Increasing of New-Buildings: for

for if the Tennants and Traders did not thrive, and maintain each other by living in these New-built Houses, they could not pay their Rents; and if the Rents were not paid for those already built, it would discourage and totally put a stop to the Building of New-Houses; for the Builder lays out his Money in expectation of an improvement by Rent, and it were a madness to expect Rent for new Houses if there were none paid for those that were before built.

The Sixth great advantage that must be attributed to Cities and New-Buildings (for those advantages that are attributed to a City; the same may be to the Increasing of it, because the advantage thereby is made the greater) is, that the increasing of the Inhabitants of a City, increaseth the Emulation of the People; and Emulation increaseth Industry, and Industry Riches: There are two great Causes, of Labour and Industry, Necessity for Food and Emulation; The necessity of Hunger makes Men Industrious, but when Hunger is satisfied, Industry is at an end till a new provocation of Hunger makes them work again; and those People that have no other design, but to satisfy that necessity continue always miserably Poor, as it is observed in those that only work from hand to mouth; for Hunger hath Intervalls, and so hath the Labour for it, as the Proverb saith, When the Belly is fill'd the Bones are at rest. But Emulation provokes a continued Industry, and will allow no Intervalls, or be ever satisfied: The Cöbler is always endeavouring to live as well as a Shoemaker, and the Shoemaker as well as any in the Parish; so every Neighbour and every Artist is endeavouring to outvie each other, and all Men by a perpetual Industry, are struggling to mend their former condition: and thus the People grow rich, which is the great advantage of a Nation, and this benefit ariseth solely from Cities; for in a Countrey Solitude there is little Emulation, for there if a Man be Fed and Cloathed he is a Prince to himself, because there is no body by him that is better Fed and Cloathed.

The Seventh advantage by New-buildings, is that they alter way of expence, so that by the same mony expended, a greater number of People are imployed, which is a great benefit to the Nation; for those that live in the City, spend more of their Revenue in Cloathes, then those that live in the Countrey. And five pounds spent in Cloathes, is of more advantage to the Nation, then twenty

twenty pounds spent in Eating and Drinking. In the Countrey the Air is sharp and provoaks hunger, and the great end of all Mens Labour there is to satisfie that craving apperite. And the pleasures of a Country life are good Eating and Drinking: but in the City the Air is thicker, and less quantity of Meat sufficeth, and not being so violently pressed by that appetite; their minds are more at leisure to gratifie ambition, which is expressed by Cloathing and furnishing of their Houses, and in the use of several other things that are invented for the Pomp and ease of life. Now he that spends five hundred pounds *per Annum*, if he lives in the Country he spends four in Eating and Drinking, and but one in Cloaths; whereas if he live in the City, he spends one half of his Revenue in Cloaths, and other necessities for his House; Now for every five pounds that is spent in Cloathing and Furnishing a House, there is above ten persons to one, that gets it by the expence of the same Money in Meat and Drink: As to instance by the making of one Suit of Cloaths how many are maintained. The Cloathier, the Spinster, Carder, Weaver, Fuller, Dresher, Draper; for Stockings the Spinster, Knitter, Hosiier. For Hats, Hatmaker, Haberdasher. For Shooes, Tanner and Shoomaker. For Gloves, Leather-Dresser and Gloves. For Linen the Merchant Linen-Draper and Semstres, besides all those that are concerned for the trimming with Ribbons. The Merchant for Silk, the Throster, Dier, Weaver, Milliner, and for Silk-Linning, Weaver and Mercer, Besides the Button-Seller and Button-maker, Silk-man and Taylor, and several other attendant, or underworkers to those several Trades. But to the feeding of a Man there is but the Grasier, Farmer, Butcher, Mealman, Miller, Molster and Brewer, hence it appears that there is much greater advantage to a Nation, from those that live in the City, then by those that live in the Country.

The Second Arguments for New-buildings and enlarging of Towns, is, that they increase the Strength of a Nation; First, by collecting and preserving the number of Inhabitants together. Secondly, by increasing the number of People, because in Cities and Towns they propagate faster then in the Country.

Number of Subjects is the strength of a Prince, and *Vis unita fortior*, is most certainly true; and the greater the City or Town is,

is the more difficult to be taken by an Enemy, provided it is as well Seltuated and Fortified as a less.

For when a City is large it will require a vast Army to make the Circumference to Besiege it, besides, by the number of Inhabitants they are an Army within themselves, and ready always to defend themselves and oppose their Enemy.

2. The next is, that the people increase faster in Cities and Towns than in the Country, and number is strength. A Sedentary life, good food, and warm cloathing are the great friends to propagation; and these are the advantages of a City life; Men that live in Cities use not their bodies so much labour as Country employments require. And then the employments of the Brain is better paid, for then the labour of the Body, and by being better paid they are better fed. The day Laborer hath but eighteen pence a day, when Handicraft Trades-men, as Carpenters, Bricklayers, and the like have half a Crown, others five Shillings, ten shillings a day, as the myserie is greater, and upon this account by having better pay; they that live in the Cities are better cloathed and warmer Houfed. By this means there Bodies are not so much exposed to the inconveniencies of weather, for too much heat or cold, do either too much exhaust or chill the Protifick Spirit; and that is the reason that all Creatures that live wild, do propagate in the Spring, or fall, when the Air is most temperate; and Creatures that are kept tame, as Pigeons and Rabbits do propagate oftener then wilde, because they are better fed, less in motion, and not so much exposed to the inconveniences of weather.

The third Argument for inlarging of Cities is, that great Cities are the Glory and reputation of a Nation; the Fame and Renown of a City gives Credit and Reputation to the Citizens. A man that is born in a great City, hath more Credit by it among Forreigners, then to be born of an Ancient Family; for the former is more known to them then the latter. When Rome was in its greatness, it was accounted a very great Honour to be born a Citizen of Rome; and the greatest favour their Friends and Allies desired, was to be Free of their City.

Now Credit and Reputation are great advantages, in that they Facilitate Commerce, by enabling the people to buy Goods

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upon Credit, by which they readily comply with every alteration of the Market, and manage their Trades with less Stock; so that by some quick returns of the Market, they may sometimes pay their Creditors with the return made by his own Goods.

Another advantage the greatness of the City brings to its Inhabitants is, that it invites many strangers and travellers to see it, who spend their money in it; and are generally the best sort of Customers: how great a profit doth arise from this curious humour of seeing of Rarities is best known to the Inhabitants of *Italy*, some Towns there having no other subsistence then from such Guests.

The fourth argument for new Buildings and enlarging of Towns and Cities is, from the advantage they bring to the Prince and Governours by increasing the Prince's Revenue, and rendering the People more easily governed: The People that live in Cities are more easily governed, because mens estates that live in Cities are in Trade, lying dispersed in several mens hands, which when ever there is any disturbance in the Government are more in danger of being lost, then if they were in-land, therefore the peace and quiet of Government is more the Interest of Citizens then of those that live in the Country.

Secondly Cities are generally under the care of a particular Governour, whose Preferment by the Government engages him to a watchful performance of his Trust: The presence of the Governour doth easily prevent those disturbances, which were they at distance might often ruine the Government: by this Policy the *Ottoman* Power governs such vast Dominions, laying the Country desolate; and driving all the People into Cities and Towns.

Secondly, His Majesties Revenues are increased, as,

First, by the duty of Hearth-money, 2^dly, by the Customs that are paid for Timber, Boards, and Waincoat, and Lastly by increasing of Trade in general; by which His Majesties Customs are now doubled within Forty years. For the People that live in Cities are served with Commodities from other places, the Duties that are put upon these Commodities raise a great Revenue, and they are under a necessity of paying before they have their Goods, which, if the People were dispersed and did not live in Cities, no such Duty could be collected.

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The objections against the increase of Buildings are, First, that they ruin the Trade of the City, and thereby impoverishes its and will in short time depopulate it.

The Second is, that they depopulate the Country by drawing the Gentry and Commonalty into those new Buildings, and thereby is occasioned the great fall of Rents in the Country.

These are two great charges and the Builders were great offenders for doing so much mischief both to City and Country, were what is objected true; But this Charge is so far from truth that the contrary, is most true, for if new Building were suppress it would certainly lessen the Trade of the City, and occasion the fall of Rents in the Country, and be the sole cause of preventing the greatness of the City, and future prosperity of the whole Nation.

And First to make it appear, that new Buildings in the Suburbs do not take away the Trade of the City.

The Trade of the City is either Whole-sale or Retail, now first that it doth not lessen the Whole-sale Trade of the City is plain, for the Merchants and Whole-sale Trades who deal in great quantities of Commodities, are unwilling to divide their Goods into small parcels, and therefore their Customers are the Retailers: now the increase of Buyers wheresoever they live is the advantage of the Seller, therefore the increase of Retailers wheresoever they live is the advantage of the Merchant, and Whole-sale Trader, it being the same thing to them whether their Customers live in the Suburbs or Citie, so they pay them for their Goods; for all Retailers wherever they live must come into the City to buy of the Merchant or Whole-sale Trades, for in the City is the Staple of all Goods, and it will and must continue there unless London Bridge be removed, and the River made navigable; hence it appears that neither the Merchant nor Whole-sale Trades suffer any prejudice by the increase of Trade and new Buildings in the Suburbs.

Secondly, the Retail Trader receives no loss by the increase of new Buildings in the Suburbs, or at least no other loss then what is occasion'd by setting up of his Apprentice; for those that did at first set up a retail trade in the Suburbs, must be suppos'd to have serv'd their times in the City, for the Suburbs are but the Swarm of the City,

So they that have since set up, have either served theirs in the City, or with a Master that did serve in the City, for no man can be supposed to venture on a Trade he hath no skill in, so that the Traders of the Suburbs were the Apprentices of the City: now it must not be reckoned a disadvantage to the Master, that his servant should set up the trade for which he paid a consideration to learn; but if it were, it is much the less if his servant set up in the suburbs then if he should take a Shop in the City, because the greater the distance he is from his Master, the less prejudice he will do by intercepting his Masters Customers; therefore none will suppose that the Retailers of the City have any reason to complain of the new Buildings in the Suburbs upon this account, because it only afforded an opportunity to their Apprentices to set up; for the Retailers cannot drive their Trades without Shops to shew their Commodities, and if there were no more new Buildings and no Trades to be but in the City, then the Apprentices that are to come out of their times, must stay till either their Masters die or break, or by being grown very rich give over, and these things happen so seldom and the Apprentices grow out of their time so fast, that not one half of them could have places to set up in; for it must follow that every year the seventh or eighth part of the City must die, break, or give over, and no man must continue longer to trade then seven or eight years, or else when the City is once full; there can be no room for the Apprentices to set up in, if they should all have an intention so to do, by this means after their friends have given a considerable sum of money with them for to learn a Trade, and they having been Servants for seven years, they would be in a worse condition then before, not only by the loss of time in which they might have learnt some other way to live, but being bred so long in the softness of a City life, they are now become unfit for the labour of the Country; and therefore this must not be supposed of Citizens that they having taken money with their Apprentices, to learn them their Trade should complain of a prejudice from new Buildings in the Suburbs, because otherwise a great number of their Apprentices would have been under an impossibility of ever having a place to set up in: But it will plainly appear that the Citizens have no reason to complain: Such is the happiness and advantage which attends

attends new Buildings in the Suburbs, that they do not lessen the Trade of the City but increase it.

And that this is *de facto* true, appears, because the Rents of the houses in the City have risen with the increase of the Suburbs: Now the Rents of Houses could not increase, if the Trade did not, but must have decreas'd if the Trade had: For the value of a House; especially for a Retail Trader is increased, as the Tenant may be supposed to have an increase of Trade by living in it. Now the Rents of the Shops and Houses in the City, though they are fallen since the Fire, are yet increased within an hundred years to treble the value; An House that was then worth but Twenty pounds *per Annum*, is now worth Threescore, and this will appear to be so to any that will examine the old Leases then, with this present time, which sheweth that the Trade hath increased in proportion. Now this must be occasioned by the increase of the Houses in the Suburbs, for the City was then full of Inhabitants, and could have no augmentation of Trade from its own Inhabitants; that the City was then full, appears by the Bills of Mortality, which are a good calculation of the number of people; for the number that died in it every year for 40 years together, was much about the same (excepting years of great Mortality) which may be computed to be about 2500 one year with another, varying an hundred or two as the years proved more or less sickly: For in the years 1608, 1609, 1610. there died in the City 2391, 2494, 2326. And the years 1648, 1649, 1650. there died in the City 2480, 2864, 2301. Though in the same space of time, the general Bills of Mortality were increased above 2000, as in the years 1608, 1609, 610. the general Bills were 6758, 7545, 7486. And in the years 1648, 1649, 1650. the Bills were 9283, 10499, 8749. But because about the year 1650. several great Houses in the City were built into Tenements; as the Bishop of *London* and others, thereby increasing the Inhabitants, the Bills of Mortality were raised to be about 3000. and so continued for every year after, which plainly shews that the City was full, and that the raising the Rents in the City must be from the New-buildings in the Suburbs. And the reason is, because the Builders, Traders and Inhabitants of New-houses, bring more Trade to the City then the New-traders in the Suburbs take away, That is, the Trade that

that is occasioned by the Expences of the Carpenters, Bricklayers, Plasterers and other Artificers; the Trade by the Selling of the Materials, as Timber, Brick, Iron, Lead, &c. The Trade by the Inhabitants and Traders in these New-houses, together with the Improvements that the several Landlords make; all which do very much increase the Trade of the City; for whatsoever Improvements are made, turns to the Increase of Trade; For he that is worth five hundred Pounds, spends more in Cloth and Diet and other necessaries, then he did when he was worth but one hundred. And it will further appear, that New-buildings cannot ruine the Trade of the City, by the Re-building and Re-inhabiting of the City: For if the Objection had been true, the greatest part of the City had still layen in its Ashes: For had it been probable that Trade would not return to the City, but it might have been detained by the New-buildings without, it had discouraged men from New-building the City. Yet notwithstanding the fear it was under of removal, and the great advantage the out parts had by entertaining it, and the difficulty there is to remove a Retail Trade from a place (most people remembering more the place, then the Man) and the great increase of Buildings in the Suburbs ever since the Fire, yet the City hath gradually Increased, as may be observed by the Bills of Mortality, and the Trade is in a manner returned; and now the City hath almost the number of its Ancient greatness, for the last years Bill, which was no Sickly year, was 2817. which wants not much of 3000. being the usual number before the Fire. By all which it appears that the City suffereth no prejudice, but receives an advantage from the Increase of Building.

The other Objection is, that it depopulates the Countrey, and this has as little in it as the former.

The Inhabitants of the Countrey are either Gentry, Yeomen, or Farmer, and Graser, or Plough-men, and Laborers, or else Workers of Wool and other Artificers.

Now if New-buildings did drain and depopulate the Countrey, of any of those Inhabitants that are the Managers and Workers of the product of the Land, then it would necessarily follow, there would be less made of the Countrey Commodities; and so consequently it would appear that Corn and Cattel, Wool, Cloth,

and

and all other of the Countrey Manufactures, would grow scarce and also dear; for dearth dorth always accompany scarcity, for the value of all Commodities ariseth from the occasion and necessity there is of them; but the contrary of this is true, for there was never a greater plenty of Corn and Cattel of England, Wool, and all other Manufactures then at this time, and they were never cheaper, so that there is more made then the consumption and occasion can take off; therefore there is not wanting Inhabitants in the Countrey to manage, and work up the produce of it, so that New buildings do not drain the Countrey of those Inhabitants. And as for the Gentry, there is no reason they should be confined to the Countrey, for if the fall of Rents be occasioned by their coming to Town; the occasion of that loss comes from themselves, and therefore the Builders not to be blamed; but the fall of Rents in the Countrey, cannot be from the Gentries coming to live in the Suburbs, with others that cannot get employment in the Countrey; for if there are enough left in the Countrey to manage, and work up the product of the Countrey, then there can be no less. for the People must be Fed and Cloathed where ever they live; besides, by the Gentries and others coming to Town; the way of their consumption is altered as was observed before, whereby a greater number of people are imployed in the Countrey by the Gentries living in the City. For though they may be some Towns in the Countrey, wherein there may be several Houses stand empty, and the Towns almost forsaken for want of Inhabitants; yet this dorth not imploy that the New buildings in the Suburbs, do draw any of those Inhabitants away, for if the Houses themselves, had any power to attract, they would preserve their own Inhabitants; but poor People remove because their way of Lively hood is removed, as it happens to those Towns where the Sea hath forsaken them, and to others where the Manufactures are removed; and therefore the builders are not to be blamed for providing any of these People an employment, which otherwise must have starved, or been fed by Charity.

Now the charge of the Carriage of the Provisions and other necessaries, does not fall upon the Countrey, but the Inhabitants of the City; for if there were no more of the product of the Countrey, then would be every year consumed; the Inhabitants of the City

City being under a necessity of having it, because they can't live without it, would be forced to pay very dear for the fetching of it; and this is evident for Corn, and all other Victuals is always dearer at *London* then in the Countrey; and therefore the fall of Rents in the Countrey must be ascribed to some other Cause, then New-buildings about *London*. That which must be the cause is, that the product of the Countrey, is greater then the Consumptions; tant is, that there is more Corn, Wool and other Commodities of the Countrey, then the People can dispose of; which makes Plenty, and Plenty makes things Cheap; now the value of the Land must fall in proportion to the value of the Goods that are procured from it; that which hath occasioned it, is, that the improvements in the Countrey, are greater then the increase of People.

The improvement of the Countrey are many, as the drawing of Fens, the sowing of Sanfory and other Seeds, the disparking of Parks, the inclosing of Forrells; by which there are increases of Rents made, that do equall the fall of Rents of those Counties where the improvement is made, by all which wayes, Corn, Hay, Wool, and other Manufactures, are more plentifully stored then heretofore; now there is not an increase of the People in proportion. First, because of the great Plague in which the Nation lost 200000 Souls; and Secondly, the going away of the People to New Plantations, and to improve *Ireland*.

The Remedies against the fall of Rents in the Countrey, were first an Act of Parliament to bring down Interest to four *per Cent*. Secondl, an Act for general Naturallisation. By the first, the loss of Rents would be recompenced; for if the Land in *England* be fallen a Fifth. That which was Twenty Pounds *per Annum*, is worth now but sixteen: And if sixteen Pound *per Annum* to be sold, would yeild as much Money as Twenty, there would be no loss: Which it would do, because four hundred Pounds can bring in but sixteen *per Annum* at four *per Cent*, which would be sooner given for sixteen Pounds *per Annum* in Land, then it will be now given for twenty *per annum*. Money being now at six *per Cent*, because we lose one *per Cent*, by purchasing at 20 years purchase. By the second, the future fall of Lands would be prevented, because by a general Act of Naturallization, Foreigners would be invited to live here, and the Increase of People

- ple would occasion a consumption of the Product of Land in proportion to the Improvements.

The true cause of the Increase of New-buildings, is from the blessing of the Creation, increases and multiply accompanied with the Peace and prosperity of the Government:

That the people do increase by the ordinary course of Nature, and that there is more born then dye, I shall not need Argument to prove, to those that believe the Scripture; the History of the Creation, and of *Noah's* flood: For otherwise it had been impossible for the World to have been peopled. For though the Creator of the World was pleased to add long life to the *Antediluvian* Patriarchs, for the more speedy peopling of the World, it being computed to be but sixteen hundred and odd years between the Creation and the Deluge, yet it was but a reasonable advantage, for in so short space of time, from the off spring of two persons, the World was very well peopled; yet after the Flood we do not read of such long life, but the World is again re-peopled by *Noah* and his Off-spring from the natural increase of more being born then dye, so that in the space of little more then five thousand yeats, as is generally computed since the the Flood, we by experience find a vast number of people in all parts of the known World, notwithstanding those extraordinary destructions of mankind that have been and are still made by Wars and Plague; and besides the great hindrances and designs against the blessing of the Creation, the Propagation of mankind that are practiz'd by the Turck and the Pope. The first by Castrating of the Male, the later by Claustring of vast numbers both of Male and Female; and forbidding Marriage to the whole Tribe of the Clergy, by which the encrease of a vast number of people are prevented, which later designe hath been a severer Judgement against the race of mankind in those places where it hath been Practiz'd, then either the Sword or Plague, which we may a little guess at, if we consider what a numerous Off-spring came from *Abraham* by *Isaac* in the space of about 400 yeats; which was to the time the Children of *Israel* went out of *Egypt*, which were 60305 men from 20 yeats old and upwards, besides Women, Children; which if so great an encrease came from the Off-spring of one person, what might have

have been produced from the vast number of Claustered persons, since the first time of that imposition: For the promise to *Abraham* that his Seed should be as the sand of the Sea, did imply, that he should have Issue, and that it should be lasting, and continue on the earth, rather than any, extraordinary and more than natural encrease from that Issue: For we do not read that the Jewish women had more Children, or that the men were longer lived then those of other Nations. And the Clergy of other Nations have showne themselves as prolifick, where they have allowed themselves Marriage as other people.

That this matter of fact is true, that there are more born then die. Mr. *Grants* in his observations on the Bills of Mortality, hath undeniably proved. And the reason why the Bills of *London* do not shew the encrease of Christnings, is because the Dissenters to the Church of *England*, do not Register their Christnings, whereas all that dye are Registred; for before the Dissenters did increase, the Christnings did exceed the Burialls, as in the year 1604. the Burialls were but 5219. Whereas the Christnings were 5458, and almost every year for sometime after shewed an increase of Christnings; but as Dissenters increased, the Bills altered, as it appears after in the years 1658, and 1659. the Burialls were 14993, 15756. and the Christnings but 6170, 5690. Now it can never be supposed that there was no more borne in those years then there was fifty odd years before, seeing the people are encreased above double the number, as it appears by the Bills, for none of the years are sickly; so that it is very evident that people do encrease. By what proportion they increase Mr. *Grant* hath likewise observed, by which he Calculated, that the Inhabitants within the Bills of Mortality doubled in eighty years, and those in the Countrey in two hundred and eighty.

But if we take the calculation nearer, we shall find that the people within the Bills of Mortality, have almost doubled in less then thirty years; for in the years 1648 and 1649, the Bills of Mortality were 9223, 10499, and in the years 1676, 1677, they were 18733, 19067, by which it appears that the numbers are almost doubled, nor is this increase so great, as what Mr. *Grant* hath observed by the Bills of Mortality of *Amsterdam*; for that in seven years, viz. from 1617 to 1624, there were Christned

52557.

52537, and there died in the same time but 32532; so that the Christnings did exceed the Burials 20005. Now if we allow three in one hundred according to Mr. *Grant* Computation; and allow 9000 to be the Increase of the Burials from the year 1650 to 1677; Then the Increase of the Inhabitants of *London*, will be since that time 300000. Now it is not to be imagined that these 300000 could have continued together, if New Houses had not been built to receive them: for Houses are Hives, and without new ones the swarm would be lost, and the People would remove to some other part of the World.

That the People cannot Increase their number without Increase of Houses is evident, by which hath been observed from the Bills of Mortality of *London*; for that in the space of forty years together. The number was about 2500 till some Houses were built into Tenements, and after that the Bills were about 3000.

The truth of this is yet further confirmed by the observation of the effects, that the restraining and discouraging of Builders have had upon the Nation; First, from that Act that was made in 35 of *Q. Eliz.* to suppress New-buildings; and Secondly, from the Act made in the late Usurper *Olivers* days, to charge new Foundations, the effects of both which were, that the People as fast as they did Increase, were forced to some other parts of the World for want of Houses, and the employments that are occasioned from them, and the profit that would have risen to the Nation from their labour and consumption was lost; First, for by that Act of Parliament made in 35. of *Q. Elizabeth*, although it was but a Probational Act to continue till the next Session of Parliament; yet it had that influence to discourage, and restrain the Builders: that after it was expired, no man durst Build without a License; and the Parliament being sensible of the great prejudice, the suppression of Building was to a Nation; did address to His late Majesty on that behalf, as appears by my Lord *Cook's* Reports: Now the prejudice was very visible, for that the number of Inhabitants within the Bill of Mortality, did not Increase so much in the space of thirty years, as they did in the next seven years, when there was free liberty to build; for in the years 1618, 1619 and 1620, the Bills of Mortality were 9590, 7999, 9694, and in the years 1648, 1649, and 1650, they were 9283, 10949,

9749. So that the Increase of these 30 years were not a thousand, now in the year 1655, and 1657, the Burials were 11548, 13915, 12430, by which it appears, that in these next seven years the Bills were increased two thousand: now it cannot be supposed but that the People did propagate as often in those 30 years, as in the next seven years after; and therefore it must follow, that for want of Houses and employment thereby, the People did remove to some other part of the World as fast as they Increased: Now the number of those that then removed, were not less then 300000 if the Computation be made from the Increase of the Burials of the next thirty years, as we observed before; and there is no other reason to the contrary, except that of restraining Builders. And that the People did go out of the Land is plain, for in those 30 years six Plantations were begun (*to wit.*) *New-England, Virginia, Maryland, Barbadoes, St. Christopherus, and Bermudos*, in which Plantation of *New-England*, some compute near an hundred thousand Families; how great an advantage, so great a number of People which are in all these Plantations would have been to the Nation, and what little profit they now yield, is apparent to every man that considers.

Secondly, the same ill consequences may be observed from that Act of Parliament, made in the late Usurper *Olivers* days, to charge new Foundations; which did so discourage and ruine so many Builders; that for seven years together, while the memory and fears of that Act did continue, there were no New Buildings, and the increase of the People were again driven away for want of Habitations and employ, as appears by the Bills of Mortallity; for in the years 1656 and 1657 about which time the Act was made, the Bills were 13915, 12430, and in the years 1662 and 1663, the Bills were 13652, 12732. About which time the Builders began to be Encouraged as appears, for *St. James-Market-Place*, and some other part of the Town, began to be then built. So that in this space of time, there appears no Increase, though in the same space of time a little before; the Bills were Increased 2000 as we did observe; and in the next space of time after, the Bills were Increased above 3000. For in the years 1671, 1672, the Bills were 18239, 17504, which shewes plainly, that the People were necessitated to remove into other parts of the world,

for

for want of Imployments and Habitations; and this appears to be true, for that great Island of *Jamaica*, was Planted at that time.

And that the cheif cause of the begining and growth of these Plantation, was from the suppressing and discouraging of the Builders; (though some are of opinion, that they were occasioned by the Laws against Dissenters from the Church of *England*) is very manifest; because, if the putting those Laws in Execution, had been the Cause, there would have been as great Plantations began since; for within these 15 or 16 years, severer Laws have been made against the Dissenters, then any that were in force in those times; and yet because there hath been a liberty to Builders, no new Plantation hath thriven: whereas, on the contrary in *Oliver* the late Usurpers days, though there was then liberty of Conscience, the great Plantation of *Jamaica* did then succeed.

Another ill consequence of this Act made to charge new Foundations was, that it occasioned the Rents of the land in the Country to fall.

For the number of people that were driven away in this space of these seven years, were about 100000. if the Calculation be made from the 3000. increase of the Burials in the next seven years after.

Now the loss of those 100000. people, with the loss of the 200000. that died of the Plague in two or three years after, was the occasion of that suddain fall of Rents of Land in the Countrey, as appears plainly, for 300000 people are a twentieth part of the whole Nation, allowing six Millions of People in *England* and *Wales*, according to Mr. *Grants* Calculation, so that if the Land did yeild every year as much as did feed and maintaine the whole number, then the Rents of the Land must fall twelve pence in the Pound to allow for the loss of those Goods which the twentieth part of the Nation did before consume. And because this twelve pence in the Pound was not equally divided, some Land fell a fourth and fifth to make the proportion of those that did not fall.

Thus I have shewed, that the people do increase, and that they cannot be preserved together, unless they are employed in Building. *Romulus* therefore began his Government with the foundation of a City, and the States of *Holland* have followed the same example, to lay the foundations of the future greatness of their Government, having twice thrown down the Walls of their Capital

pital City, and at the publick charge made their Grasse and Streets
to encourage the Builders; and the same method have all the rest
of their Cities followed, outbidding one another in their offers of
Priviledges for the enlarging of them, and it hath succeeded accor-
dingly for within the last fourscore years, since they cal'd themselves
Poor Distressed States, that Government, is thrice as Rich, Strong
and great as they were before. Now, if the Building and enlarging
of a City be of so great an advantage. If the employing of the
poor makes a Nation Rich, if number of People make it Strong, if
a great City be the Glory of a Nations, if it renders a people more
easily governed, and encreases the Princes Revenue; and if it be
impossible for a Nation to be either Rich, Strong or Great, without
encrease of Buildings: If all this be true, that the Builders are such
publick Benefactors to a Nation, it will be thought very severe that
they should receive a particular punishment for doing so much
good.



F I N I S.